



**Station Road, Little Sutton Ellesmere Port CH66 1NU**

**welcome to**

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Jones & Chapman are pleased to welcome to the market this three storey, six-bedroom semi-detached family home, offered to the market with no onward chain. Call us today to arrange your viewing!



Jones & Chapman are pleased to welcome to the market this three storey, six-bedroom semi-detached family home, offered to the market with no onward chain, and positioned within a popular residential area of Little Sutton. Station Road is conveniently located close to local shops, everyday amenities, and lies within the catchment area for well-regarded primary and secondary schools. Little Sutton train station is also nearby offering easy access into both Liverpool and Chester.

The property offers well-proportioned accommodation and provides an excellent opportunity for buyers looking to personalise a home to their own taste, or investors wishing to have a HMO. The lounge features a gas fireplace with a surround, and wooden flooring. The dining room has a double panel radiator and Parquet flooring. The kitchen is fitted with a range of wooden wall, base and drawer units, stainless steel sink and drainer and an Ideal boiler.

The first-floor landing gives access to three bedrooms, all benefiting from fitted carpets, and the family bathroom which has a panel bath, pedestal wash hand basin and WC. The second-floor landing gives access to a further three bedrooms all benefiting from fitted carpets.

Externally, the property benefits from a private rear garden with a brick outhouse, while to the front there is a driveway providing off-road parking with an electric point.

An internal inspection is highly recommended to avoid missing out on the rare opportunity this home offers.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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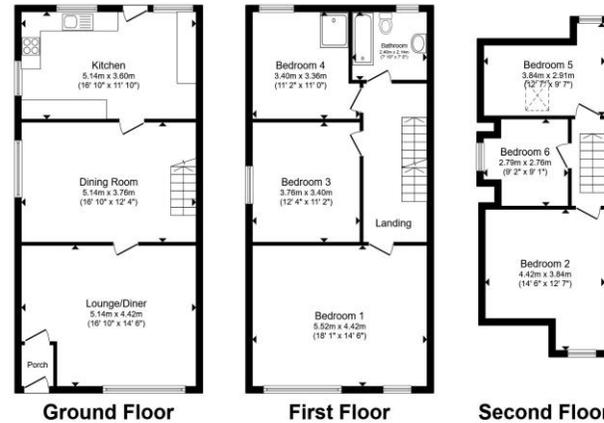
## Station Road, Little Sutton Ellesmere Port

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Detached Family Home Set On Three Floors
- Six Bedrooms & Family Bathroom

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£270,000**



Total floor area 163.7 m<sup>2</sup> (1,762 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the postcode not the actual property

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Property Ref:  
LSU108730 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

jones & chapman



**0151 339 4878**



[LittleSutton@jonesandchapman.co.uk](mailto:LittleSutton@jonesandchapman.co.uk)



349 Chester Road, Little Sutton, LITTLE SUTTON, Cheshire, CH66 3RG



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